

APR 12 2004

Deed

COUNTY OF MONMOUTH	
CONSIDERATION	1,000,000
RTF	7175
DATE	5/12/04 BY MJ

This Deed is made on 3/15/04 APR 30 2004
 BETWEEN
 229 ALLEN AVENUE, LLC, a New Jersey Limited Liability Company

whose post office address is
 125 Dover Street
 Brooklyn, New York 11235



429541

referred to as the Grantor,
 AND
 SAMUEL CHERA AND ARLENE CHERA, H/W

whose post office address is

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of \$1,000,000.00
 The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Allenhurst
 Block No. 15 Lot No. 15 Qualifier No. Account No.
☐ No property tax identification number is available on the date of this Deed. (Check Box if Applicable.)

3. Property. The Property consists of the land and all the buildings and structures on the land in the Borough of Allenhurst
 County of Monmouth and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

Being the same premises conveyed to the Grantors by deed from Madeline L. Janowski which deed is dated January 22, 2004 and is presently at the Monmouth County Clerk's Office for filing.

PI CLAIRE FRENCH, CTY CLK
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER

2004105946

RECORDED ON

May 12, 2004

6:06:10 PM

BOOK: OR-8361

PAGE: 3417

Total Pages: 3

REALTY TRANSFER \$7,175.00
 FEES

COUNTY RECORDING \$60.00
 FEES

TOTAL \$7,235.00

Prepared by: (print signer's name below signature)

PETER B. GRIMM, ESQ.

(For Recorder's Use Only)



DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the Borough of Allenhurst, County of Monmouth, State of New Jersey, and being more particularly described as follows:

BEGINNING at an iron pipe in the northerly line of Allen Avenue distant 217.86 feet easterly from the intersection of the northerly line of Allen Avenue with the easterly line of Page Avenue, which beginning point is also the southeasterly corner of Lot No. 272, and running

- (1) North 21 degrees 30 minutes East along the easterly line of Lot No. 272, 151.86 feet to an iron pipe at the southwesterly corner of Lot No. 242; thence
- (2) South 69 degrees 00 minutes East along the southerly lines of Lot Nos. 242 and 243, 100 feet to an iron pipe at the northwesterly corner of Lot No. 269; thence
- (3) South 21 degrees 30 minutes West along the westerly line of Lot No. 269, 152.73 feet to a hole in the northerly line of Allen Avenue; thence
- (4) North 68 degrees 30 minutes West along the northerly line of Allen Avenue 100 feet to the iron pipe and place of beginning.

BEING known and designated as Lots 270 and 271 as shown on map entitled "Map of Lands of the Coast Land Company Deal Beach" filed in the Monmouth County Clerk's Office on March 4, 1897 on Map No. 1.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 15 in Block 15 on the Borough of Allenhurst Tax Map.

The above description is drawn in accordance with a survey made by Charles V. Bell Associates, Inc. dated January 22, 2003.

The street address of the Property is:
229 Allen Avenue
Allenhurst, New Jersey

4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:

229 ALLEN AVENUE, LLC (Seal)

[Signature]

(Seal)

[Signature]
BY: HAIM ZARIF, SOLE MEMBER (Seal)

(Seal)

STATE OF NEW JERSEY, COUNTY OF *Monmouth* SS.
I CERTIFY that on *3/10/04*
HAIM ZARI, as sole member of 229 Allen Avenue, LLC

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,

(c) made this Deed for \$ 1,000,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

RECORD AND RETURN TO
LAW OFFICES
MARK A. STEINBERG
2300 STATE HIGHWAY 66
P.O. BOX 925
NEPTUNE, NJ 07754-0925
act 832

[Signature]
(Print name and title below signature)
INDITH K. SCHNEIDER
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MAY 4, 2005

